

City of Minneapolis
CPED - Public Land Sale and Acquisition Form

Section I. Property Information

PROJECT COORDINATORS COMPLETE SECTION I.

ENTIRE FORM MUST BE COMPLETED PRIOR TO MARKETING PROPERTY

PLEASE ATTACH MAP OF SUBJECT PROPERTY AND ALL ADJACENT PARCELS

Submitted by: Miles Mercer

Phone #: x5043

Form Initiated Date: 10/18/2011

Complete by Date: 11/1/2011

1. Address: 1100 2nd Street South
2. Property Identification Number (PIN): 2602924110108
3. Lot Size: 9,730 sf
4. Current Use: vacant lot
5. Current Zoning: I-1 light industrial; MR, DP, DH, IL overlay districts
6. Proposed future use (include attachments as necessary): Main manufacturing facility for Izzy's Ice Cream, as well as administrative offices and demonstration kitchen for corporate and small groups.
7. List addresses of adjacent parcels owned by CPED/City: n/a
8. Project Coordinator comments: CPED expects to receive in October/November 2011 an offer to purchase from Izzy's Ice Cream for this site. City also pursuing environmental clean-up grants for the site in the fall 2011 round.

PROJECT COORDINATOR: EMAIL FORM TO JOSEPH.BERNARD@CI.MINNEAPOLIS.MN.US

Section II. Zoning Review

9. Lot is Buildable for **any** structure ☒ Non-Buildable for **any** structure ☐
Explain: There is no minimum lot area for the proposed industrial use.
10. Will any land use applications be required to achieve the **proposed** future use noted in item 6?
Yes ☒ No ☐ If yes, what applications? At minimum, site plan review will be required.
11. Comments: _____
- Completed by: Aly Pennucci Date: 10/19/2011
- ZONING STAFF: EMAIL FORM TO JOSEPH.BERNARD@CI.MINNEAPOLIS.MN.US

Section III. Community Planning Review

12. List adopted small area plan(s) in effect for parcel: Historic Mills District Master Plan
13. Future land use/designation(s) identified in The Minneapolis Plan and other adopted plans: Mixed Use
14. Is future land use proposed in item 6 consistent with future land use plans?
Yes ☒ No ☐ If no, why not? _____
15. Does the City own adjacent parcels that could be combined with this parcel to create a larger development?
Yes ☐ No ☒ If yes, explain possible development scenarios _____
16. Is parcel identified in adopted plans as a catalyst/essential site for future development?
Yes ☐ No ☒ If Yes, what type of development? _____
- Comments: Compliance with site plan review standards will be a particular item of interest for planning staff. Among other design requirements, the site should be landscaped and the building should fulfill requirements for window transparency, have no blank walls, and include a prominent principal entrance.
- Completed by: Beth Elliott Date: 10/19/2011
- COMMUNITY PLANNER: EMAIL FORM TO JOSEPH.BERNARD@CI.MINNEAPOLIS.MN.US

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Planning Director Review

by: Barbara Sporlein Date: 10/19/2011

PLANNING DIRECTOR:

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Multi-Family Housing Staff Comments

by: Wes Butler Date: 10/19/2011

Comments: Multi-Family concurs with the sale.

Single-Family Housing Staff Comments

by: Elfric Porte Date: 10/19/2011

Comments: Single Family Housing supports the proposal as submitted.

Real Estate Development Services Staff Comments by: Darrell Washington Date: 10/20/2011

Comments: Proposed use appears appropriate for site and is consistent with real estate guidelines.

Business Development Staff Comments

by: Kristin Guild Date: 10/25/2011

Comments: Business Development commenced this land sale review. We support the sale of this vacant property for the construction of an ice cream manufacturing building and supportive office space.

Economic Development Director Review

by: Cathy Polasky Date: 10/28/2011

PLEASE CHECK ONE BOX:

☒ **PROCEED** to market the property as proposed

Project Coordinator: Contact Community Planner (in Section III) in advance of CD Committee hearing to acquire City Planning Commission finding of consistency with *The Minneapolis Plan for Sustainable Growth*

☐ **HOLD** this property for discussion at next available Director's Meeting

Note: If there is policy conflict or strategic options outlined in this form, this land sale must be discussed at a Director's Meeting so that a decision on whether or not to proceed can be made

Director's Notes (reason for **HOLD** status): _____

Housing Director Review

by: Tom Streitz Date: 10/28/2011

EMAIL COMPLETED FORM TO JOSEPH.BERNARD@CI.MINNEAPOLIS.MN.US

Note: The completed and signed CPED public land form and the Planning Commission action as to the consistency with the City's Comprehensive Plan **must** be attached to the staff report that is submitted to the Community Development Committee.